



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 10, Lingfield Grange 9 The Avenue, BRANKSOME PARK, Dorset BH13 6AB Guide Price £275,000

The Property

Brown & Kay offer this spacious apartment on the fringe of Branksome Park just a short walk from Westbourne village and its bustling village atmosphere. There are walkways that meander down through to the award winning beaches, where in one direction you can walk along the promenade to Bournemouth centre with its vibrant lifestyle or in the opposite to the world famous Sandbanks beach and all its many water sport activities.

Road and rail links are close by with a station at Branksome which serves both Poole and Bournemouth main lines with access to London and the South West.

SECURITY ENTRY SYSTEM TO MAIN ENTRANCE

Stairs or lift to 4th floor

SPACIOUS ENTRANCE HALL

Door to apartment with double open cupboards, radiator

CLOAKROOM

Double glazed window, low level WC, wash basin

LOUNGE

17' 0" x 12' 1" (5.18m x 3.68m) Double glazed sliding doors lead to balcony with pleasant tree lined aspect, radiator

BALCONY 16' 6" (5.03m) In length

KITCHEN/DINER

16' 0"Max x 15' 6" (4.88m x 4.72m) Double glazed window, excellent sized room with excellent range of wall and base cupboards, space and plumbing for washing machine and dishwasher, space for fridge/freezer, unit housing double oven with microwave over. Worktop with inset gas hob, good range of wall units, floor cupboard housing boiler, space for large table and chairs, radiator.

BEDROOM ONE

13' 1" x 12' 2" (3.99m x 3.71m) Double glazed window, full width range of fitted wardrobes including two sets of double robes with centre vanity area with drawers, wash basin inset in vanity unit with cupboards under, radiator.

BEDROOM TWO

12' 5" x 11' 7" (3.78m x 3.53m) Double glazed window, radiator.

BATHROOM

Double glazed window, panelled bath with mixer taps and shower over, wash hand basin, radiator, tiled walls

OUTSIDE

The ground are well maintained and have a good area of lawn for people to sit and enjoy. There is an abundance of mature shrubs and plants

GARAGE In block close by

TENURE: SHARE OF FREEHOLD

MAINTENANCE £1696.00

Includes gardening, cleaning, communal areas for electricity and building insurance

AGENTS NOTE - PETS

We are advised that pets are not permitted within the terms of the lease.